

PROPERTY OWNERS ASSOCIATION 1<sup>ST</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**RIVER PLACE HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas               §

County of Bell             §

1.     Name of Subdivision: River Place
2.     Subdivision Location: Bell County
3.     Name of Homeowners Association: River Place Homeowners Association, Inc.
4.     Recording Data for Association: Plat Maps for River Place are listed below:
  - Section One is recorded under Volume 3, Page R-1.
  - Phase III is recorded under Cabinet B, slide 249-B
  - Phase IV is recorded under Cabinet C, Slide 23 A
  - Phase V is recorded under Cabinet C, Slide 92 A
  - Phase VI is recorded under Cabinet C, slide 235-D
  - Phase IX, Section One is recorded under Plat No. 142
  - Phase IX, Section Two is recorded under Plat No. 168
5.     Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for River Place, Section One is recorded under Volume 1645, Pg. 813.

Corrected Declaration of Covenants, Conditions and Restrictions for River Place, Section One is recorded under Volume 2118, Pg 181.

Restrictions, Dedication and Plat of River Place, Section One, An Addition is filed under Volume 1448, Pg. 806.

Restrictive Covenants for River Place Estates is listed below:

- Phase I is recorded under Volume 3017, Pg. 604
- Amendment for Phase I, and Replat of Lots 1A, 2A and 2B of Block 1 is recorded under Volume 3169, Pg. 577
- Phase III is recorded under Volume 2892, Pg. 735
- Phase IV is recorded under Volume 3248, Pg. 749

- Phase V is recorded under Volume 3559, Pg. 670
- Phase VI is recorded under Volume 4793, Pg. 606
- Phase IX is recorded under Document No. 2016-6622
- Amendment for Phase IX is recorded under 2018-7882

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Bylaws for River Place Homeowners were adopted on February 12, 2002.

River Place Homeowners Association Policy Manual is filed under Document No. 00039736.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. **Fee(s) related to Property Transfer:**

- **Administrative Transfer Fee - \$200.00**
- **Association Transfer Fee - \$150.00**
- **Resale Package = \$375.00**
  - **Rush for Resale Package:**
    - **1 business day = \$120.00 / 3 business days = \$95.00**
  - **Add a Rush to an existing order = \$75.00 + Cost of a Rush**
  - **Update for Resale Package:**
    - **1-14 days = \$15.00 / 15-180 days = \$50.00**
- **Statement of Account only = \$120.00**
  - **Rush for Statement of Account only:**
    - **1 business day = \$110.00 / 3 business day = \$85.00**
  - **Update for Statement of Account only:**
- **1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00**

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 29<sup>th</sup> day of October, 2021.

River Place Homeowners Association, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

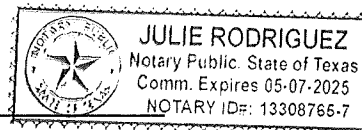
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 29  
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of River Place Homeowners Association, Inc., on behalf of said association.

[Signature]  
Notary Public, State of Texas



After Recording, Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232



**Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513**

**Instrument Number: 2021072962**

As

**CERTIFICATE**

**Recorded On:** November 04, 2021

**Parties:** RIVER PLACE HOMEOWNERS ASSOCIATION INC

**To** RIVER PLACE

**Comment:**

**Billable Pages: 3**

**Number of Pages: 4**

( Parties listed above are for Clerks' reference only )

**\*\* Examined and Charged as Follows \*\***

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$13.00
<b>Total Fees:</b>	<b>\$19.00</b>

**\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

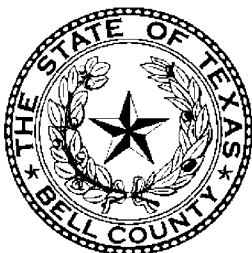
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information**

Instrument Number: 2021072962  
Receipt Number: 238514  
Recorded Date/Time: 11/04/2021 1:42:14 PM  
User / Station: mulholmr - BCCCD0640

**Record and Return To:**

Spectrum Association Management  
17319 SAN PEDRO AVE  
SAN ANTONIO, TX 78232-1443



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
Bell County Clerk